

DESIGN & ACCESS STATEMENT

Land Adjacent 119 Cherry Tree Street, Hoyland, Barnsley, S74 8DG

Prepared on behalf of: **Mr Shaun Smith**

First issue

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CONTENTS

- 1.0 INTRODUCTION**
 - 1.1 Type of application and address**
 - 1.2 Information submitted as part of the planning application**
- 2.0 ASSESSMENT AND EVALUATION**
 - 2.1 Assessment**
 - 2.2 Analysis**
 - 2.3 Involvement**
 - 2.4 Evaluation**
- 3.0 DESIGN**
 - 3.1 Use**
 - 3.2 Amount**
 - 3.3 Layout**
 - 3.4 Scale**
 - 3.5 Landscaping**
 - 3.6 Appearance**
- 4.0 ACCESS**
 - 4.1 Policy Approach**
 - 4.2 Consultation**
 - 4.3 Achieving Access**
- 5.0 SUSTAINABILITY STATEMENT**
 - 5.1 Economy**
 - 5.2 Neighbourhood and Community**
 - 5.3 Environment & Resources**
 - 5.4 Movement & Inclusion**
 - 5.5 Design and Construction**
- 6.0 CONCLUSION**
- 7.0 Appendix**



1.0 INTRODUCTION

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Mr Shaun Smith to accompany his application for detailed planning permission for one new property on the land adjacent 119 Cherry Tree Street, Hoyland, Barnsley, S74 8DG. (X Easting 437843 Y Northing 400654) adjacent the existing property at 119. The document is prepared in accordance with recommendations issued by the Department for Communities and Local Government.

1.2 Information submitted as part of the planning application

- Application forms
- 290 PL L01 A4 Location Plan
- 290 PL S01 A1 Existing General Arrangement Plans & Elevations
- 290 PL 01 A1 Proposed General Arrangement Plans Elevations & Section
- Design & Access Statement

The site has been visited and this statement takes into account the site its surrounding land uses and characteristics, central government guidelines, local planning policy and other material considerations.

This document will set out the design route to this planning application. The guide will look at the architecture and site context of this development to justify the decisions leading to this application.

2.0 ASSESSMENT OF THE SITE'S IMMEDIATE AND WIDER CONTEXT

2.1 Assessment

Site Location

The application site is to the side of an existing 2 bed 2 storey house at 119 Cherry Tree Street. The sites curtilage is rectangular in shape.

Context

The site is situated within the residential area of Hoyland, Barnsley in the Yorkshire and The Humber region of England. The postcode is within the Hoyland Milton ward/electoral division, which is in the constituency of Barnsley South.

The area is served by local shops, post office, public houses and churches in the immediate surroundings and by public transport via bus routes and trains from the local nearby train station.





Site location aerial photo - *View looking North across the site*

2.2 Site Analysis

Use

The application site was once the garden of the existing residential property adjacent.

Topography

The road frontage is at a 4 degrees a 1:14 inclined slope. The site is flatter with an incline. The land to the rear of the site falls away down to the properties on Levick Croft.

Surrounding Features

The existing site is soil topped without vegetation. Rear and side boundaries are existing 2 metre high close boarded timber fences. To the front road pavement side are the remnants of stone and brick boundary walls.

Access & Roads

Access to the site will be directly from Cherry Tree Street an adopted road.

Surrounding Area

Settlement and Building Character

The site is within an established residential area. Properties are 19th and predominantly 20th century forms, of varying sizes.

The dwellings in the vicinity range from, new build and extended properties and speculative standard estate housing built in red brick and stone.

Surrounding Properties

Are all residential properties 119 is a semi-detached traditional stone and rendered house under a slate roof with a cottage courtyard garden to the rear. To the rear of the site is 2 Levick Croft part of the estate of larger two storey detached executive houses and to the side the landscaped carpark of part of the same estate 2-24 Birkin Bank flats all built in red brick under red concrete roof tiles. Across the road from the site is 108 Cherry Tree Street a traditional two+ storey stone built property with roof dormer and side gabled window to attic roof space.



Form & Detail

The area is predominated by 2 and three storey detached, semi-detached and terraced dwellings. Properties are mainly gabled pitched roofs. Many properties are flat fronted, although there are elements of recesses and projections, including double storey and single storey bay windows.

Materials

Materials palette within the surrounding area include:-

Walls Brick - Red, Buff and multi coloured, Stone – Buff, Render - Cream

Roofs Plain Tiles - Dark Red and Grey. Slate – Grey. Concrete Tiles - Grey and flat

Windows & Doors UPVC / timber, Brown and White mainly casement and sash style.

Additional Features Bay Windows - Single and two storey.

2.3 Involvement - of community members and professionals, undertaken / planned

For a development of this scale it is felt that the appropriate method of consultation and communication with the local population should be through the formal planning application procedure.

A scheme for a larger 1 bedroom flat above garage parking has previously received planning permission for this site.

A pre-application planning consultation has been undertaken with Barnsley Councils planning department for the current design proposal. The scheme has been further amended and improved, details added and the recommended feedback incorporated into the improved sustainable proposal.

Planning Policy

The site is in an established residential area with existing direct access from Cherry Tree Street.

2.4 Evaluation

Features and Constraints

South Yorkshire Residential Design Guide National Planning Policy framework Building for Life

Design Parameters & concepts

Integrate and fit development into its context

Cohesive, inclusive, safe and secure

Distinctive, attractive, flexible and adaptable

Assess and incorporate requirements of South Yorkshire Residential Design Guide, including:-

Lifetime Homes Standards

Building for Life

Internal space standards

Amenity space

Parking standards

Separation standards

Driveway widths and lengths

Solar Orientation

Ensure adequate parking in accordance with Local Authority guidelines

Ensure adequate storage facilities in accordance with Local Authority guidelines

3.0 DESIGN

3.1 Use

The brief is for a residential property to suit the site to achieve comfortable well designed living accommodation. The proposal is a Duplex dwelling designed to South Yorkshire design guide space standards to achieve a 2 storey one double bedroomed property. A ground floor kitchen allows access on to



the cottage garden courtyard amenity space and the design fully utilises the properties roof space to create a mezzanine home working office overlooking and accessed from the living room.

3.2 Amount

The proposed properties site curtilage as is 90m². The property has a ground floor footprint of 54m² to provide a 1 double bed 2+ storey detached property with garaging and roof mezzanine with Velux windows

3.3 Layout

Analysis of the existing site has determined this proposals design and site positioning to best suit its topography and constraints whilst minimizing the effect on surrounding properties. The proposal is designed to work within the constraints of the site, including respecting existing surrounding properties to ensure overlooking is not an issue.

The nature of the site has been carefully considered and been used to formulate a design that utilises the sites topography.

Externally the property will reflect the architecture of the traditional properties in the area using the same traditional materials to achieve a very attractive addition. The architectural style and building proportions proposed will present cohesive and sympathetic addition to the site and its surroundings.

The proposed property has been designed to be traditionally respectful with the incorporation of subtle and thoughtful contemporary details.

3.4 Scale

Surrounding occupied dwellings to the application site are principally 2 / 3 storey. Existing dwellings are in detached, semi-detached and terraced forms. The dwelling proposed is a 2+ storey property with Velux roof windows.

The design ethos is for one house designed to be attractive and in proportion in order to achieve a cohesive and sympathetic addition.

3.5 Landscaping and site typography

Boundary walls, fences and planting are shown on the submitted site plans to create a good sense of enclosure and security. The dwelling will have its own private courtyard garden space. Prior to completion of the development the gardens will be landscaped with Bio diverse planting and a permeable patio area.

3.6 Appearance

Building form and style complements the surrounding urban area, utilizing design features and elements of its character to create an individual property. Materials will complement the surrounding area:-

Building Finishes

Pitch faced art stone with smooth cast opening cills and lintels

Artificial roofing slates

Quality doors & windows

4.0 ACCESS

4.1 Policy Approach

The new works will be constructed to produce an inclusive environment and comply with all applicable legislation with particular reference to Building Regulations Approved Document Part M and British standards BS8300.

4.2 Consultation

It is expected that consultation with the council access officer will take place in due course.



4.3 Achieving Access

Access to the site will be directly from Cherry Tree Street where straight high visibility sight lines are possible up and down the Road. All building access will comply with the applicable requirements of Approved Document M. The design has been formulated to allow level vehicle and pedestrian access. The decision has been made to incorporate an ambulant step 150 to 170mm onto a level landing platform to the front door with a level threshold. This is to more efficiently deal with the sites existing sloped road pavement incline. Once inside all new doors and openings will be wide enough to allow wheelchair access to all parts of the property including the WCs. Doors will have a maximum opening force at the leading edge of 20N. In addition all new sockets, switches and controls will be accessible.

Refuse and recycle storage is in a designated areas which has garage access to the road for bin collection days.

5.0 SUSTAINABILITY STATEMENT

5.1 Economy

The property will feature integrated communications technology to allow occupants to work from home therefore encouraging the use of local services in the area.

5.2 Neighbourhood & community

The property is located in an existing, established residential community. The proposal will allow more versatile sustainable usage strengthening the neighbourhood.

5.3 Environment and resources

The proposal will be designed to exceed thermal requirements. (Code for sustainable homes).

Environmental statements

Flood Risk

The site is not in a flood risk area. The Environment Agency classes the area with having no risk of flooding.

Ecological

The property will be built in what was an existing established residential garden. The site is not greenbelt.

Contamination

Not applicable.

Tree Survey

There are no trees or landscaping which will be removed. Construction methods will be adopted to mitigate any effects on neighbouring trees on adjacent sites

5.4 Movement & inclusion

The proximity of local services facilitates their usage by bicycle and foot.

5.5 Design and Construction

The proposal is to be built to reduce carbon omissions where possible by improving insulation in walls and windows and reducing power consumption. The proposal is designed to take full advantage of natural lighting and allowable levels of solar gain.

Insulation & air tightness

U-values & high levels of air tightness will exceed the requirements of the Building Regulations to prevent the loss of heat through leakage and thermal breaks. Insulates where possible will be derived from organic & naturally occurring materials and insulation derived from fossil fuels will be minimized and always specified that use Zero ODP (ZODP) blowing agents. Window will have enhanced U values and triple glazed hermetically sealed Argon filled units are proposed with soft coat low E coatings to minimize winter heat loss.



Resource Usage

Heating

Heating will be by means of a gas fired boiler or air source heat pump. Additionally a secondary heat source in the form of a DEFRA approved multi fuel stove is to be provided and the south west facing roof of the proposal can incorporate solar water heating panels and Photovoltaic panels/ roof tiles.

Lighting

Will have sensors to reduce consumption, and lighting will have energy efficient fittings. All luminaires will be complete with high frequency control gear and low energy lamps as appropriate. External areas will be illuminated by means of automatic controls incorporating daylight sensors and movement detectors to assist with energy saving features and external lighting shall comply with the requirements of ILE relating to light pollution control.

Water

Consumption will be cut by installing aerating taps.

Drainage

External materials will be used where possible to reduce the quantity of surface water drainage.

Recycling

A designated area for recycling bins is provided.

Materials

The design life for the structure and major external envelope components will be a minimum of 60 years. Applied and coated finishes to the external envelope and components will have a period to first maintenance of a minimum 20 years.

Recycled materials will be specified where possible and composites and foamed plastics in composites minimized.

Where possible materials will be sourced locally and installed by local companies to reduce transportation and travelling.

Components which are not easily accessed shall be selected and designed to require the minimum of maintenance and cleaning over the life of the building

All elements of the works, materials and workmanship will be designed and constructed in accordance with the following "Standards" where applicable and current at the time of commencement of the works:-

The Building Regulations 1991 (as amended including the new Part L2)

The British Standards and the British Standards Codes of Practice

Health and Safety at Work Act

The Clean Air Acts

Construction (Design and Management) Regulations 1994

The requirements of the Local Fire Brigade

Local Water Board Requirements and Regulations 1990 (Amended)

Specific requirements of the Utility Supplies Local Authorities and Local Planning Authorities

The Electricity Supply Act

Local Authority Bye-Laws

The 16th Edition of the IEE Wiring Regulations

The CIBSE Guides

The relevant clauses of the Architects', Structural Engineers' and Mechanical and Electrical Engineers' respective Specifications.

Pressure testing will be carried out on the completed building in accordance with the guidance set out in measuring air permeability of building envelopes by air tightness testing and measurement association (ATTMA) to be included in the SAP calculations.



6.0 CONCLUSION

The proposed scheme is for a single efficient well designed bespoke dwelling. The scheme accords with current policies and can be accommodated within existing local infrastructure. The proposal is sustainable, deliverable and will contribute an additional property in respect to any shortfall in the supply of deliverable properties.

A comprehensive design process has been undertaken in order to produce a proposal that is designed specifically for its site, sympathetic in harmony in terms layout, scale, height appearance and character. The proposal has been carefully considered in terms of its relationship to its neighbours, natural light, solar orientation, sustainability, views, privacy and access. The result is a quality design that makes a positive contribution to the area whilst designed to have minimal impact on its immediate neighbours once constructed.

This design and access statement has been written in support of this planning application and the statement demonstrates;

- The context of the site has been considered and documented
- Professional involvement has been used to inform the development proposals and is documented in this statement
- The assessment of the site has been used to formulate the design and access principles for the site.
- The design of the proposals has been justified in terms of the use, amount layout, scale, landscaping appearance and access arrangements.

For the reasons set out above, we consider that the proposal is in accordance with the general principals of planning design guidance.

In conclusion it is considered that the proposal meets the requirements of national, regional and local planning policy and that Barnsley Council planning authority should be supportive of the scheme.

We therefore ask that you approve this application, subject to appropriate conditions.

If during the Councils consideration of the planning application and this accompanying Design & Access Statement any further elaborations of the design and details contained are necessary then please contact;

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